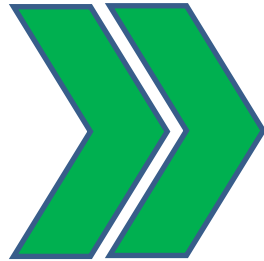




Engineering and Development Services Department



Residential Land Supply

As of December, 2023



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Purpose and Findings of Residential Land Supply

The City of Belleville Residential Land Supply identifies Plans of Subdivision (Registered and Draft), along with Vacant Lands Zoned Residential within the municipality.

In conjunction with our Municipal Comprehensive Review (M.C.R), the Residential Land Supply measures our compliance with the Provincial Policy Statement (P.P.S) 2020, which requires:

1. Sufficient land available to accommodate an appropriate range and mix of land uses to meet projected needs for up to 25 years
2. The ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment
3. Where new development is to occur, land with servicing capacity sufficient to provide at least a 3-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

The review finds that at the end of December, 2023 there were:

- 743 units available to be built in registered plans of subdivision or condominium;
- 1,335 units available to be built in draft approved plans of subdivision or condominium once the related phases proceed to final approval;
- 1,029 units available to be built on vacant lands that are zoned residential;
- 1,029 rental apartment units constructed or approved since 2019; and
- 169 accessory dwelling units created since 2019

Based upon our Residential Land Supply and 2018 M.C.R, the City of Belleville is compliant with our requirements as stipulated in the P.P.S 2020.



Registered Plans of Subdivision / Condominium

Approved Plans of Subdivision are plans that have received approval and have satisfied required conditions. The applicant has entered into a Subdivision Agreement with the municipality and the plan is registered.

Tables 1A and 1B list registered plans of subdivision / condominium.

Grand Total of Registered Plans of Subdivision / Condominium in Belleville and Thurlow Wards (Table 1A + Table 1B) = 743

Residential Land Supply Table 1A: Registered Plans of Subdivision / Condominium in Belleville Ward

Plan Number	Location	Potential Number of Units Remaining	Map One Reference
21M-197	Stinson Avenue	5 (townhouse units)	Red 1
21M-244	Highpoint Subdivision	27	Red 2
21M-288	Potters Creek 9A	261 (48 single units + 7 townhouse units + 164 apartment units)	Red 3
12CD-14001	Porta	302 (apartment units)	Green 2

Table 1A – Potential Number of Units Subtotal = 595



Residential Land Supply Table 1B: Registered Plans of Subdivision / Condominium in Thurlow Ward

Plan Number	Location	Potential Number of Units Remaining	Map Two Reference
21M-277	Hearthstone Ridge, Phase 3	2	Red 1
21M-283	Caniff Mills, Phase 8	3	Red 2
12CD-10501	Black Bear Ridge East	3	Red 3
21M-309	Riverstone, Phase 1	12 (12 townhouse units)	Red 4
21M-310	Riverstone, Phase 2	12 (12 townhouse units)	Red 5
21M-314	Canniff Mills, Phase 11	49 (11 single units + 38 townhouse units)	Red 6
21M-230	Canniff Mills, Phase 12	27	Red 7
21M-315	Settlers Ridge East, Phase 2	30 (19 single units + 11 townhouse units)	Red 8
ER-111	Riverstone, Phase 4	10	Red 9

Table 1B – Potential Number of Units Subtotal = 148



Draft Approved Plans of Subdivision / Condominium

Draft Approved Plans of Subdivision are plans that have received preliminary approval, subject to certain conditions. The applicant must demonstrate the ability to fulfil the required conditions of approval. It is at this point that the applicant enters into a Subdivision Agreement with the municipality, following which final approval is given and the plan is registered.

Tables 2A and 2B list draft approved plans of subdivision / condominium.

Grand total of Draft Approved Plans of Subdivision / Condominium in Belleville and Thurlow Wards (Table 2A + Table 2B) = 1,335



Residential Land Supply Table 2A: Draft Approved Plans of Subdivision / Condominium in Belleville Ward

Plan Number	Location	Potential Number of Units	Map One Reference
12T-22003	Neighbourhood Better Living	34 (townhouse units)	Green 1
B75-902	240 Yeoman Street	62 (townhouse units)	Green 2
12T-02506	Parkville Greens, Phase 2	134 (99 single units + 35 townhouse units)	Green 3
12T-04502	Mancuso	36	Green 4
12T-19001	Sand Cherry	39 (townhouse units)	Green 5
B75-973	211 Pinnacle Street	108 (apartment units)	Green 6
12T-06501	Potters Creek, Phases 9B	44 (35 single units + 9 townhouse units)	Green 7
ER-75	Tice Crescent	3 (townhouse units)	Green 8
12T-21002	Avonlea	695 (multi-units)	Green 9

Table 2A – Potential Numbers of Units Subtotal = 1,155



Residential Land Supply Table 2B: Draft Approved Plans of Subdivision / Condominium in Thurlow Ward

Plan Number	Location	Potential Number of Units	Map Two Reference
12T-09501	Caniff Mills, Future	86 (39+47 single units)	Green 1
12T-19003	Riverstone, Future	94 (29 single units + 23 townhouse units + 42 apartment units)	Green 2

Table 2B – Potential Number of Units Subtotal = 180



Vacant Residential Land

Vacant residential land with potential for development includes:

- Land with condominiums proposed;
- Vacant land zoned for multiple unit development; and
- Other vacant land zoned for residential use.

Residential land that is zoned for development typically has full services available and building permits may be issued. The exceptions to this are lands that require a plan of subdivision or condominium.

Tables 3A and 3B list vacant residential lands with potential for development. (Note: The eventual built development may contain fewer units than indicated depending on site design and servicing requirements, etc.)

Grand Total of Vacant Lands Zoned Residential in Belleville and Thurlow Wards (Table 3A + Table 3B) = 1,029



Residential Land Supply Table 3A: Vacant Lands Zoned Residential in Belleville Ward

Zoning	Location	Potential Number of Units	Map One Reference
R6-34-H	Aldersgate	88	Blue 1
C2-6	360 Front Street	70	Blue 2
R5-29-H; R4	360 Herchimer Avenue	92 (84 townhouse units + 8 single units)	Blue 3
R5-8	Janlyn Crescent	16	Blue 4
R4-4	Kalnay Lane	200	Blue 5
R7-16	120 Burnham Street	38 (apartment units)	Blue 6
R8-2-H; R5-46-H	40 Yeomans Street	144 (107 apartment units + 37 townhouse units)	Blue 7
R7-10-H	57 Station Street	120 (apartment units)	Blue 8
R6-39-H	266-268 Moira Street E	36 (apartment units)	Blue 9
R7-14	421 Dundas Street W	30 (apartment units)	Blue 10
R7-9	20 College Street W	95 (apartment units)	Blue 11
R8-1-H	170 Coleman Street	75 (apartment units)	Blue 12

Table 3A – Potential Number of Units Subtotal = 1,004



Residential Land Supply Table 3B: Vacant Lands Zoned Residential in Thurlow Ward

Zoning	Location	Potential Number of Units	Map Two Reference
R4-7-H	99 Cloverleaf Drive	25 (townhouse units)	Blue 1

Table 3B – Potential Number of Units Subtotal = 25



Tracking New Rental Units (from 2019 onward)

During the Housing Summit held March 18th and 19th 2019, Belleville City Council set a goal to have 1,000 new rental units in the City by 2025.

Tables 4A, 4B, and 4C, track the number of rental units approved by the City since the Housing Summit.

Note: This data does not include the number of condominium units or other dwellings (singles, semi-detached, and townhouses) that are privately purchased with the intention of creating a rental unit. As these are private purchases, we are not able to track and include any such rental units in our data.

Grand total of proposed or constructed rental units, and accessory dwelling units in the City of Belleville (Table 4A + Table 4B + Table 4C) = 937. This represents 94% of Council's goal.



Table 4A: Apartment Rental Units in Belleville Ward (Proposed and Complete)

Address	Type	Status	Units	Map One Reference
91 Ridgeway Place	Apartment	Constructed	102	Yellow 1
120-130 North Park Street	Social Housing	Constructed	5	Yellow 2
450 Sidney Street	Social Housing	Phase 1 & 2 constructed for 52 units. 2 more future buildings.	104	Yellow 3
59 Russell Street	Social Housing	Constructed	4	Yellow 4
2-46 Elgin Street	Social Housing	Constructed	4	Yellow 5
110 North Park Street	Social Housing	Constructed	6	Yellow 6
490 Sidney Street	Social Housing	Constructed	40	Yellow 7
135 Station Street	Retirement with GF Commercial	Under construction	133	Yellow 8
111 Great St. James Street	Social Housing	Constructed	32	Yellow 9
193 North Park Street	Retirement	Under Construction	54	Yellow 10
261 Front Street	Apartment	Under Construction	4	Yellow 11
307 Front Street	Apartment	Constructed	3	Yellow 12
318 Coleman Street	Double Duplex	Under Construction	2	Yellow 13
1 North Front Street	Apartment	Under Construction	38	Yellow 14
660 Sidney Street	Apartment	Phase 1 under construction for 26 units. 2 more future buildings.	106	Yellow 15



Total Apartment Rental Units = 637

Table 4B: Apartment Rental Units in Thurlow Ward (Proposed and Complete)

Address	Type	Status	Units	Map Two Reference
156 Wims Way	Apartment	Phase 1 under construction for 67 units. 1 more future building.	151	Yellow 1

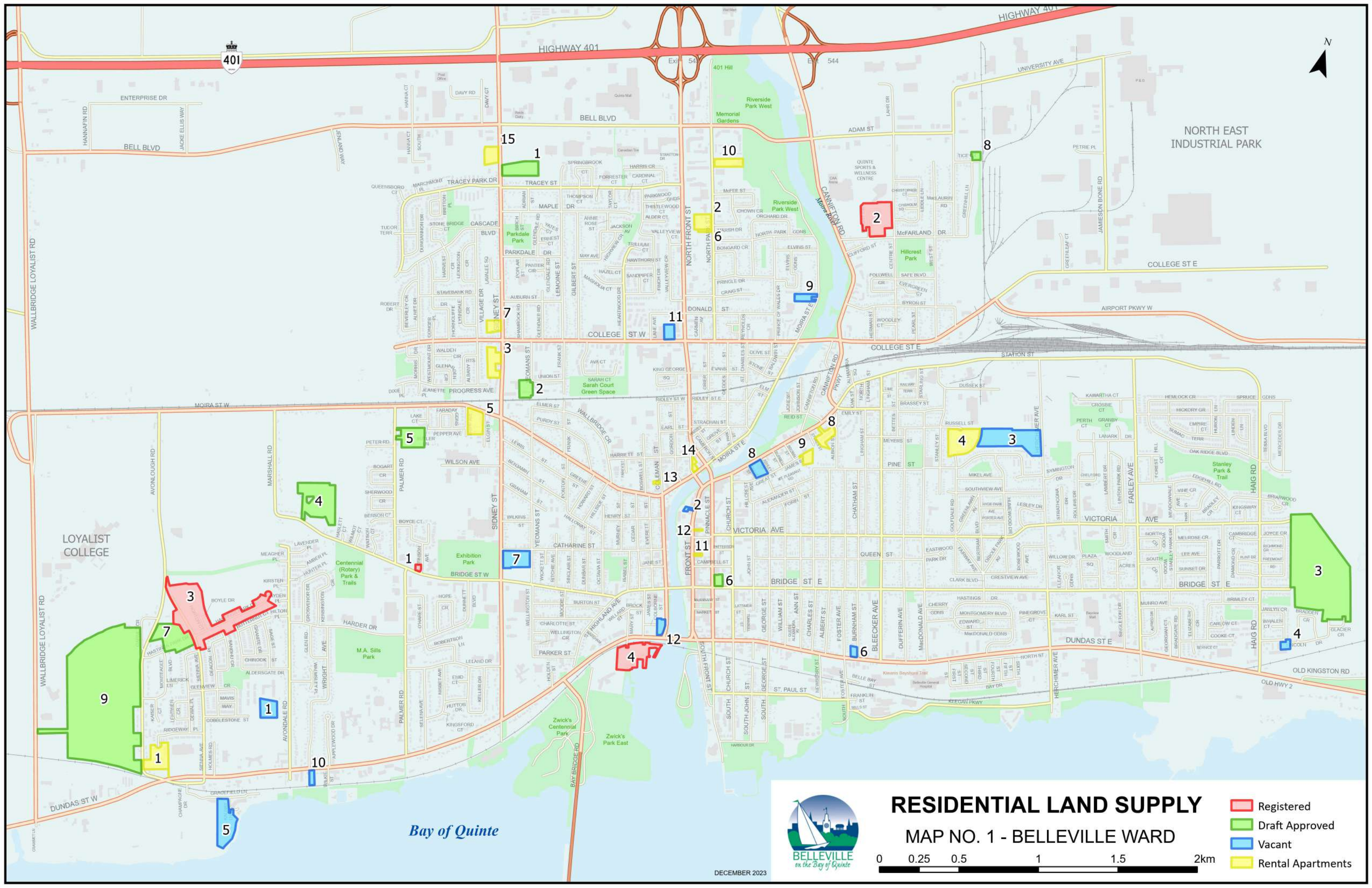
Total Apartment Rental Units = 151

Table 4C: Accessory Dwelling Units (Proposed and Complete)

New accessory dwelling units that have been received a building permit and meet the required zoning provisions are considered Registered Accessory Dwelling Units. These units have been added to the Accessory Dwelling Unit Registry. Accessory dwelling units which existed prior to accessory dwelling units being permitted under the Zoning By-laws but have since met the municipality's required provisions are considered Legalized Accessory Dwelling Units and have been added to the Accessory Dwelling Unit Registry.

Process	Number of Units
Registered	147
Legalized	22

Total Accessory Dwelling Units = 169



RESIDENTIAL LAND SUPPLY

MAP NO. 1 - BELLEVILLE WARD



- Registered
- Draft Approved
- Vacant
- Rental Apartments

RESIDENTIAL LAND SUPPLY

MAP NO. 2 - THURLOW WARD



- Registered
- Vacant
- Draft Approved
- Rental Apartments

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CON. 8

CON. 9
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TOWNSHIP OF TYENDINAGA

